

PLANNING	
23 JUN 2017	
FOR THE	ATTENTION OF

**BAT SURVEY AT -
11 VICTORIA COURT
CHATBURN**

DATE AND TIME OF VISIT
20th June 2017 5.45 pm

WEATHER CONDITIONS

Sunny, light breeze 18 C

REFERENCE. Mr & Mrs B Hardman



LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

3 2017 05 84P

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

EMERGENCE SURVEYS ARE CARRIED OUT WITH A SECOND SURVEYOR WITH NINE YEARS EXPERIENCE OF ASSISTING ON EMERGENCE SURVEYS

THE BRIEF

In conjunction with the submission of an application for planning approval, this survey was commissioned to identify if bats are currently present in the building, to assess if it has been used in the past or if there is any potential for future use of the building.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006

BAT LEGISLATION - Summary of offences under the law:

Bats and the Law Wildlife and Countryside Act 1981

Principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

Section 9(1) It is an offence for any person to intentionally kill, injure or take any wild bat.

Section 9(4)(a) It is an offence to intentionally or recklessly* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. (*Added by the CRoW Act in England and Wales only) This is taken to mean all bat roosts whether bats are present or not.

Section 9(4)(b) It is an offence to intentionally or recklessly* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection. (*Added by the CRoW Act in England and Wales only)

The Conservation (Natural Habitats, &c.) Regulations 1994

Section 39(1)

It is an offence to

(a) deliberately to capture or kill any bat

(b) deliberately to disturb any bat

(c) damage or destroy a breeding site or resting place of any bat. The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

Countryside and Rights of Way (CRoW) Act (2000) Part III Nature conservation and wildlife protection 74 Conservation of biological diversity

(1) It is the duty of (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

The Natural Environment and Rural Communities Act (2006) PART 3, (40): Duty to conserve biodiversity

(1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

(2) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

There were no limitations on this survey the loft was accessible via a hatch, the eaves and roof structure were easily examined. The building structure considered safe.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Single storey rear extension with a small section to the northern rear corner to be two storey with a flat roof abutting the existing eaves.

Impact of development in relation to potential bat habitat:-

Removal of approx 3no rows of slates to allow for flashing the new flat roof to the existing pitch at eaves level.

TYPE OF BUILDING

The property is a detached dwelling dating from 1990's



Rear north west elevation

METHODOLOGY The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2nd Edition)

Scoping survey (Non invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

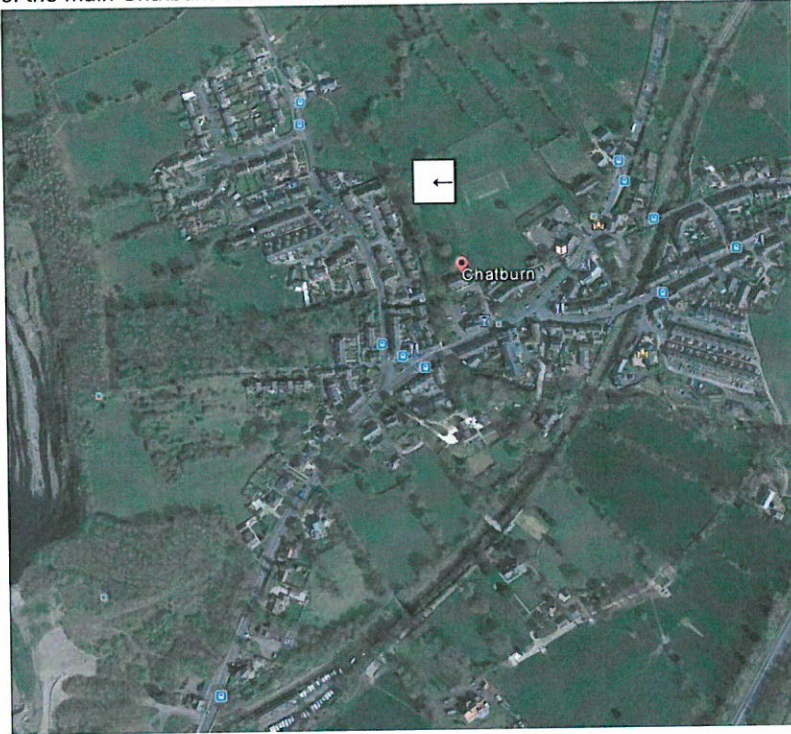
The survey will ; Identify past ,current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD: 767443

The house is located on a small housing estate immediately adjacent to the east side of Ribble lane on the edge of the main Chatburn settlement area.



FORAGING POTENTIAL IN THE LOCATION

The location on the edge of the settlement area is considered to be rural with pasture land in very close proximity. All the adjacent properties have gardens with domestic planting and shrubbery. The surrounding pasture land is mainly boarded by hedgerow and trees, in the greater locality (approx 330m) to the west and south there are some substantial wooded areas which are adjacent to the quarry. At its nearest point the river Ribble runs 450m to the north, Chatburn brook runs immediately adjacent to the house on its east boundary, the brook is lined with broad leaf trees which forms a very well connected tree corridor to the greater area. The house is located in an area with optimal roosting and foraging potential.



WALL CONSTRUCTION

The walls are coursed stone cavity construction.



BAT ACCESS POINTS IN WALLS

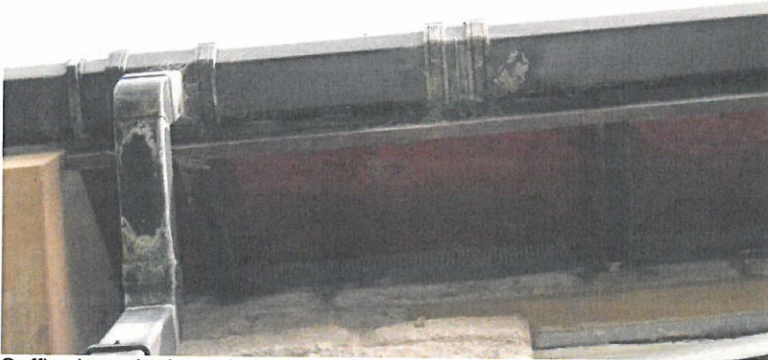
The stone walls are in perfect condition with no possible access points.

ROOF CONSTRUCTION

The house has a pitched roof with a tile finish. There is an overhang at the eaves, the fascias and soffits are timber, a upvc ventilation grille is in the soffit at the abutment with the wall. The gable has a upvc verge trim



Pitched roof



Soffit where the bay window will be positioned

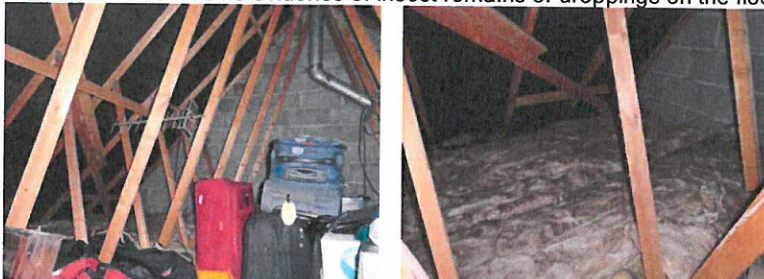
BAT ACCESS POINTS IN ROOF

The roof tiles are in good condition although they have some moss coverage all joints and ridge tiles are tight fitting

The soffits and verge are also tight fitting with no access points or gaps which bats could use. The roof structure is in accessible to bats.

ROOF SPACE

The roof void was accessible via a ceiling hatch, It was a timber truss rafter construction with felt over all in very good condition. The centre of the floor was boarded for storage use with insulation quilt to either side. The space was clean there was no evidence of insect remains or droppings on the floor surfaces.



		Yes	No
<u>BAT SIGNS, EXTERNAL</u>	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

The exterior of the property to the rear was the main focus of this scoping survey. It was examined for signs of droppings, urine stains and grease or scratch marks. The result was negative no signs of bat usage could be found.

		Yes	No
<u>BAT SIGNS, INTERNAL</u>	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

The roof space had no evidence of bat access, none of the above evidence was found

CONCLUSION

The house is located in prime bat foraging and roosting habitat, however its inaccessibility for bats means the building has sub optimal status.

The scale of the proposed development ie. the removal of the tiles at the eaves on the northern corner and the minimal size of the first floor extension is highly unlikely to impact , disturb or expose any bats.

It certainly does not constitute the removal or disruption of any high value bat habitat.

No Mitigation or timing constraints are necessary on this project.

All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.

When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un -pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

